

1 PARCEL  
19,488 S.F. GROSS

# PARCEL MAP NO. 60207

SHEET 1 OF 2 SHEETS



IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTION OF LOT 9 OF TRACT NO. 3747, AS PER MAP  
RECORDED IN BOOK 40, PAGE 95 OF MAPS AND PORTION OF SANTA ANITA  
RANCHO AS PER MAP RECORDED IN BOOK 1, PAGES 97 AND 98 OF PATENTS,  
BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
FOR CONDOMINIUM PURPOSES

FILED  
AT REQUEST OF OWNER

38 MIN PAST  
IN BOOK 383

AT PAGE 14-15

OF PARCEL MAPS  
LOS ANGELES COUNTY, CA

Registrar-Recorder/County Clerk

by [Signature]

FEE \$ 11

D.A. FEE Code 20 \$ 3



## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON THIS MAP.

9139 E. FAIRVIEW COMPANY, INC., A CALIFORNIA CORPORATION (OWNER)

BY: Chung-Ji Hsiao 6-25-2015 Min Lan Hsiao 6-25-2015  
CHUNG-JI HSIAO - PRESIDENT MIN LAN HSIAO - SECRETARY

## NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON JUNE 25, 2015, BEFORE ME VINCENT CHAU, NOTARY PUBLIC, PERSONALLY APPEARED CHUNG-JI HSIAO AND MIN LAN HSIAO WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]  
PRINTED NAME: VINCENT CHAU  
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY  
MY COMMISSION NUMBER: 2091634  
MY COMMISSION EXPIRES: 11/27/2018

## CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 3 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$15,875.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF PARCEL MAP NO. 60207 AS REQUIRED BY LAW.



EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: [Signature] DATE 06-30-15  
DEPUTY

## SIGNATURE OMISSION NOTES:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436(A) 3A (i-viii), AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY. A. B. CHAPMAN ESTATE, A CORPORATION AND RICHARD BECK CHAPMAN, TRUSTEE OF THE TRUST CREATED BY THE LAST WILL AND TESTAMENT OF ALFRED BECK CHAPMAN, DECEASED, SUCCESSORS AND ASSIGNS, HOLDERS OF AN EASEMENT FOR WATERMAIN PURPOSES, RECORDED JANUARY 20, 1926, AS INSTRUMENT NO. 207, IN BOOK 5554, PAGE 205, OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY ON DECEMBER 15, 2013 AND APRIL 16, 2014 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. CHUNG-JI HSIAO ON NOVEMBER 15, 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND WILL BE SET IN THOSE POSITIONS WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]  
YOON LAI, P.L.S. 8886

JUNE 25, 2015  
DATE

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N86°09'30"E OF THE CENTERLINE OF FAIRVIEW AVENUE AS SHOWN ON MAP OF PARCEL MAP NO. 24640, FILED IN BOOK 285, PAGES 76 AND 77 OF PARCEL MAPS, RECORDS OF THE COUNTY OF LOS ANGELES.

## COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP TECHNICALLY CORRECT.

COUNTY ENGINEER

BY: [Signature] DATE: 6-30-15  
Amir S. Ibrahim, DEPUTY  
L.S. No. 8810



## CERTIFICATE OF ACCEPTANCE:

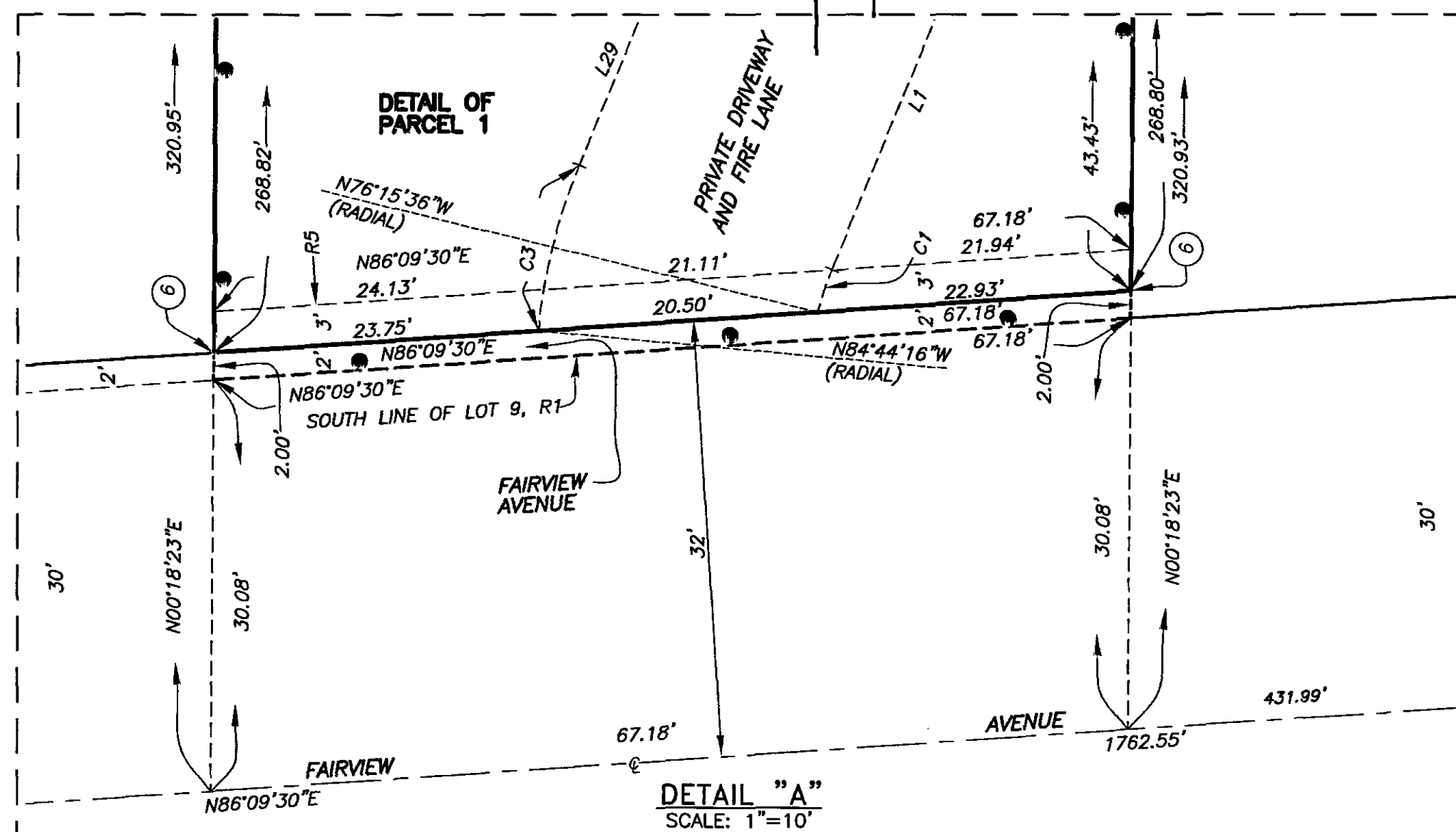
THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED UNDER THE AUTHORITY OF TITLE 21 OF THE LOS ANGELES COUNTY CODE ADOPTED BY THE BOARD OF SUPERVISORS OF SAID COUNTY. THE GRANTEE HEREBY CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

DATE 6-30-15 BY [Signature]  
DEPUTY COUNTY ENGINEER

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: [Signature] DATE 06-30-15  
DEPUTY



SCALE: 1" = 20'

# PARCEL MAP NO. 60207

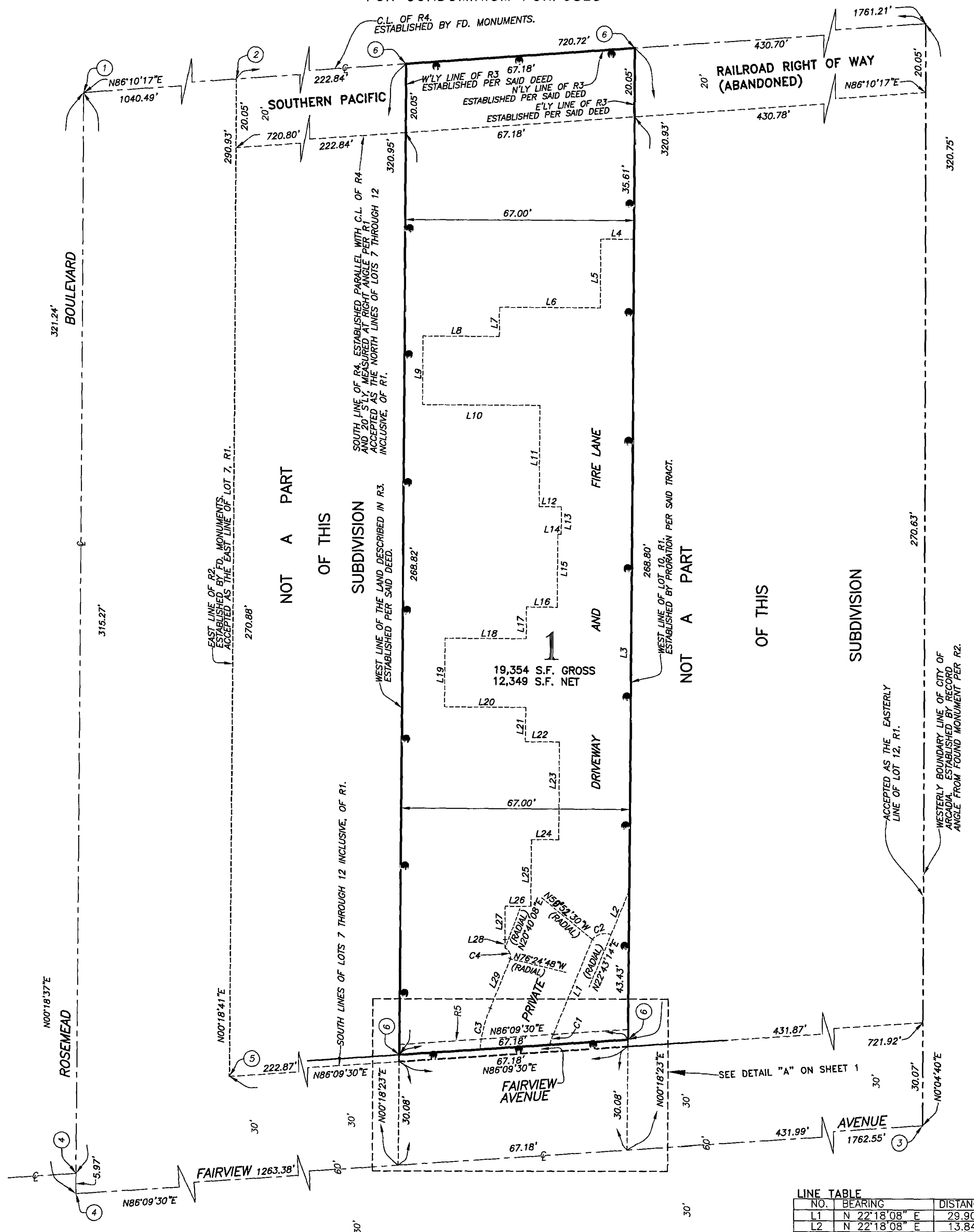
IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

LEGEND

SHEET 2 OF 2 SHEETS

INDICATES THE BOUNDARY OF THE LAND  
BEING SUBDIVIDED BY THIS MAP



### CURVE TABLE

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	22.00'	08°33'44"	3.29'
C2	4.72'	73°35'44"	6.07'
C3	42.00'	17°02'24"	12.49'
C4	2.62'	82°55'04"	3.79'

R1: TRACT NO. 3747, M.B. 40 PAGE 95.

R2: PARCEL MAP NO. 24640, P.M.B. 285 PAGES 76 AND 77.

R3: DEED RECORDED DECEMBER 30, 2013 AS  
INSTRUMENT NO. 20131818237 OF O.R.

R4: 40' WIDE STRIP OF LAND DESCRIBED TO SAN GABRIEL VALLEY RAPID TRANSIT RAILWAY COMPANY, RECORDED IN BOOK 375, PAGE 246 OF DEEDS.

R5: NORTHERLY LINE OF 5' WIDE EASEMENT OF A. B. CHAPMAN ESTATE, A CORPORATION, FOR WATER MAIN PURPOSES PER DEED RECORDED JANUARY 20, 1926 AS INSTRUMENT NO. 207 IN BOOK 5554, PAGES 205 AND 206 OF OFFICIAL RECORDS.

MONUMENT NOTES

- ① FD. SPK. AND WASHER, STAMPED L.A. COUNTY DPW PER L.A. CO. PWFB 1526, PAGE 3680. FITS ALL TANGENT TIES PER SAID FIELD NOTE. ALSO FITS RECORD DISTANCE (315.30') PER L.A. CO. SURVEYOR FB 1760, PAGES 14 AND 15. ACCEPTED AS C.L. INTERSECTION.
- ② FD. 2" I.P., TAGGED L.S. 7003 PER R2. DOWN 15".
- ③ FD. SPK. AND WASHER, (NO NUMBER), DN. 0.20' PER L.A. CO. PWFB 1526, PAGES 3508 AND 3509. FITS ALL TANGENT TIES PER SAID FIELD NOTE. ACCEPTED AS POINT OF INTERSECTION OF C.L. OF FAIRVIEW AVENUE AND WESTERLY BOUNDARY OF CITY OF ARCADIA.
- ④ FD. SPK. AND WASHER, STAMPED L.A. COUNTY PUBLIC WORKS, PER L.A. CO. PWFB 1526, PAGES 3767 AND 3768. FITS ALL TIES PER SAID **FIELD NOTE**. ACCEPTED AS C.L. INTERSECTION.
- ⑤ FD. LEAD, TACK & TAG L.S. 7003 PER R2.
- ⑥ 2" I.P., CEMENT PLUG AND TACK. TAGGED PLS 8886. TO BE SET. FLUSH.

LINE TABLE

LINE	TABLE	NO.	BEARING	DISTANCE
L1	N	22°18'08"	E	29.90'
L2	N	22°18'08"	E	13.84'
L3	N	00°18'23"	E	189.76'
L4	N	89°40'36"	W	9.69'
L5	N	00°19'24"	E	20.00'
L6	N	89°40'36"	W	29.50'
L7	N	00°19'24"	E	8.50'
L8	N	89°40'36"	W	22.39'
L9	N	00°19'24"	E	20.00'
L10	N	89°40'36"	W	34.39'
L11	N	00°19'24"	E	29.50'
L12	N	89°40'36"	W	6.50'
L13	N	00°19'24"	E	8.00'
L14	N	89°40'36"	W	1.00'
L15	N	00°19'24"	E	21.25'
L16	N	89°40'36"	W	9.00'
L17	N	00°19'24"	E	9.25'
L18	N	89°40'36"	W	23.74'
L19	N	00°19'24"	E	20.00'
L20	N	89°40'36"	W	23.74'
L21	N	00°19'24"	E	10.00'
L22	N	89°40'36"	W	10.00'
L23	N	00°19'24"	E	28.50'
L24	N	89°40'36"	W	8.00'
L25	N	00°19'24"	E	19.50'
L26	N	89°40'36"	W	7.50'
L27	N	00°19'24"	E	9.75'
L28	N	00°23'39"	W	2.52'
L29	N	22°18'08"	E	15.55'